HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Kitchener-Cambridge-Waterloo and Guelph CMAs

Date Released: Second Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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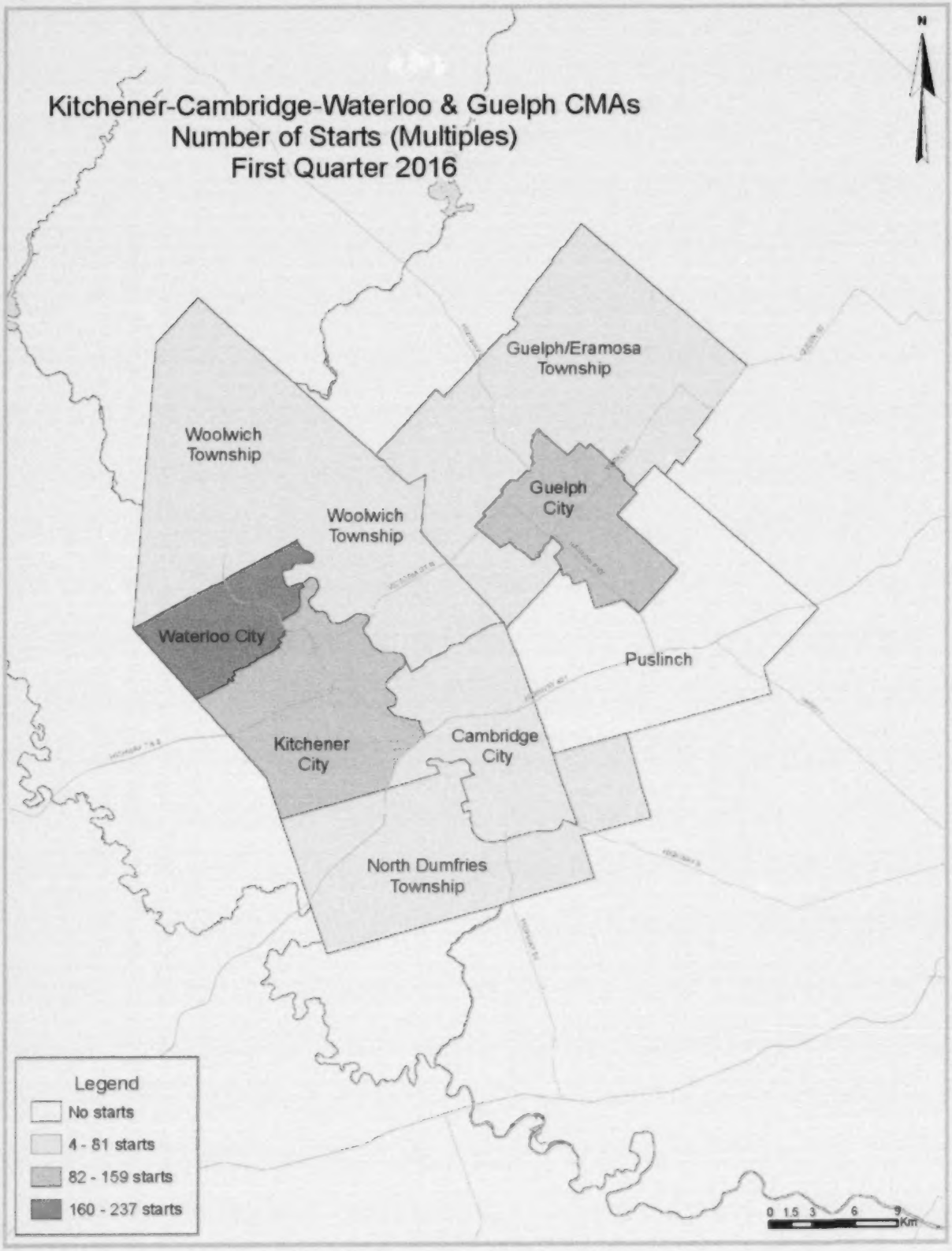
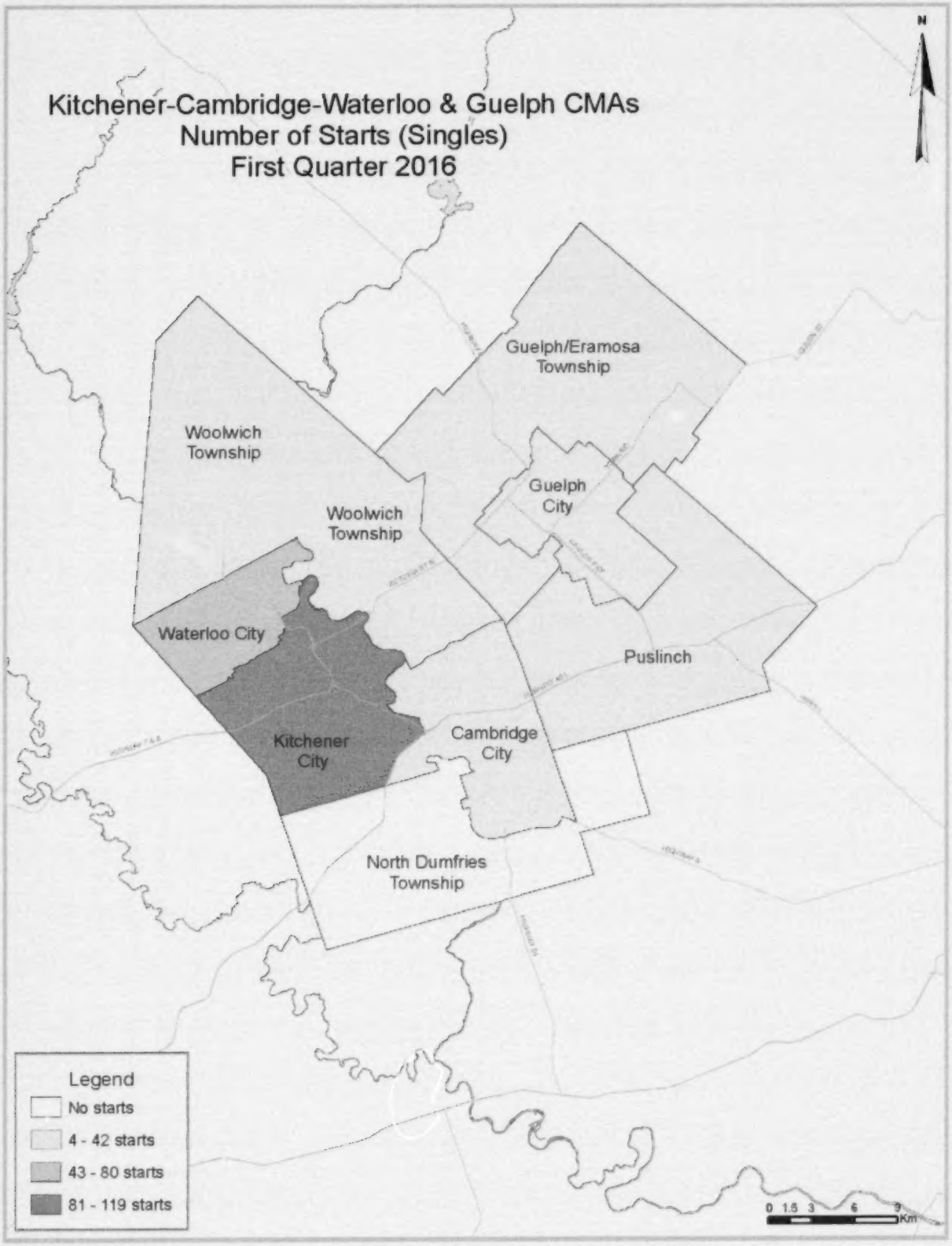
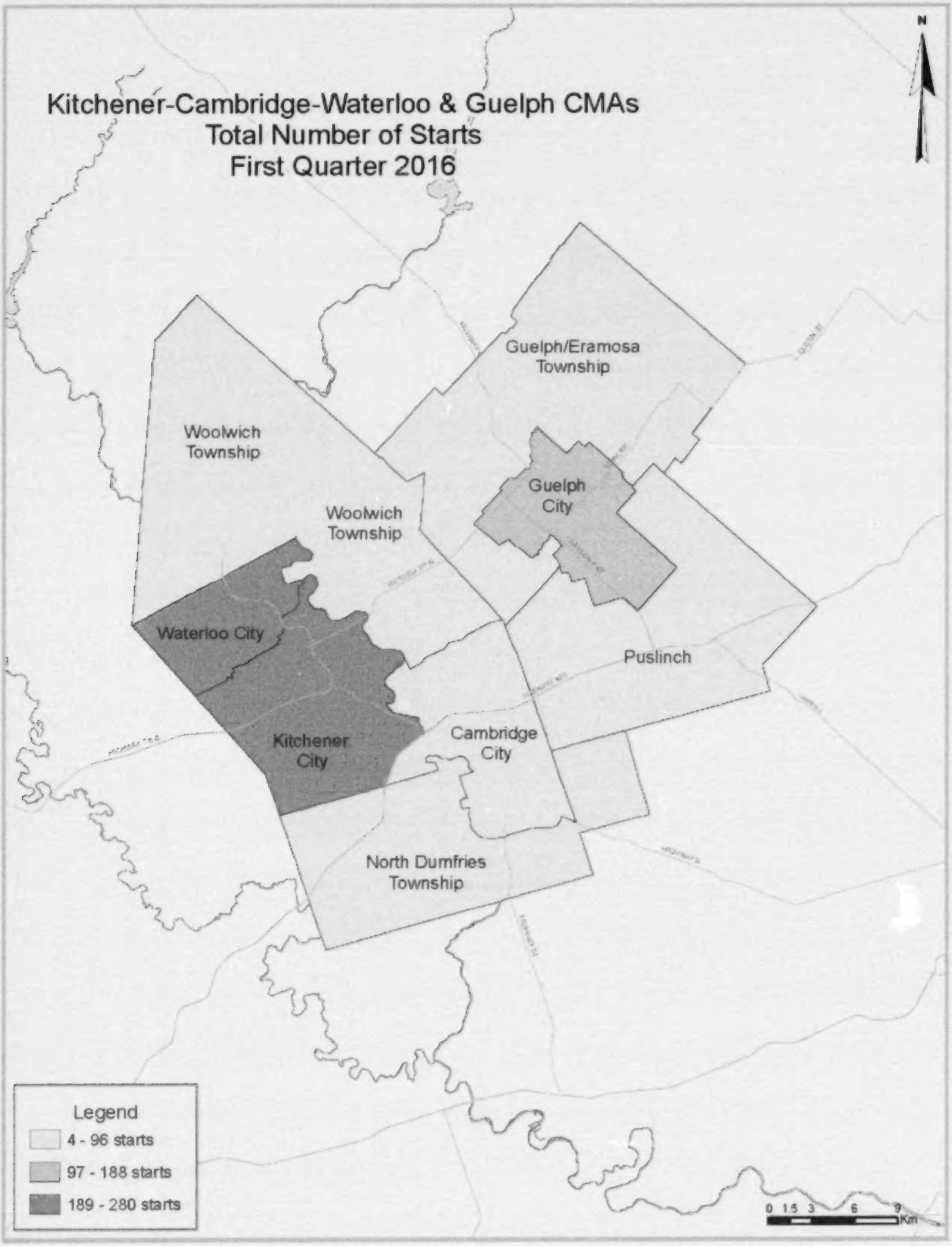
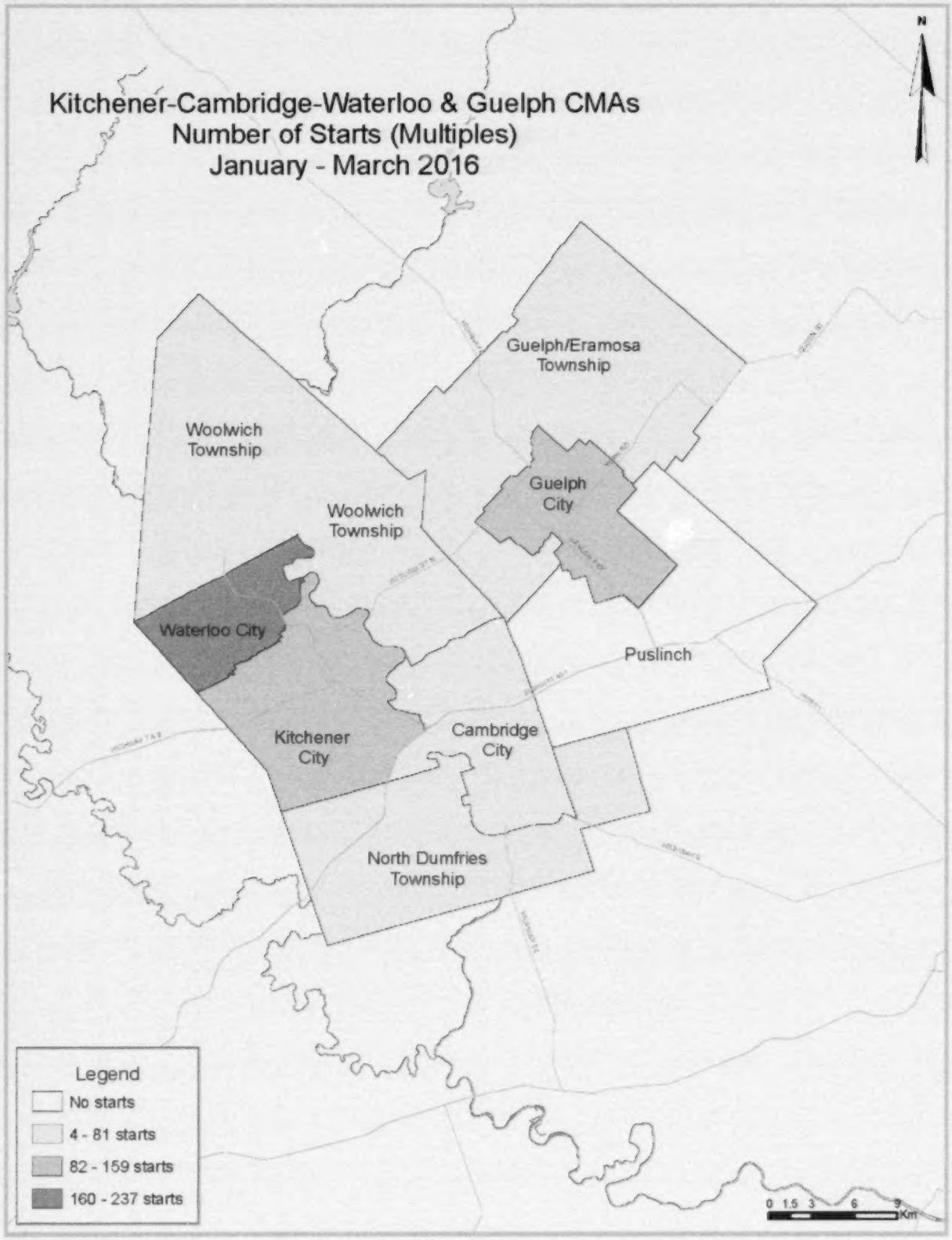
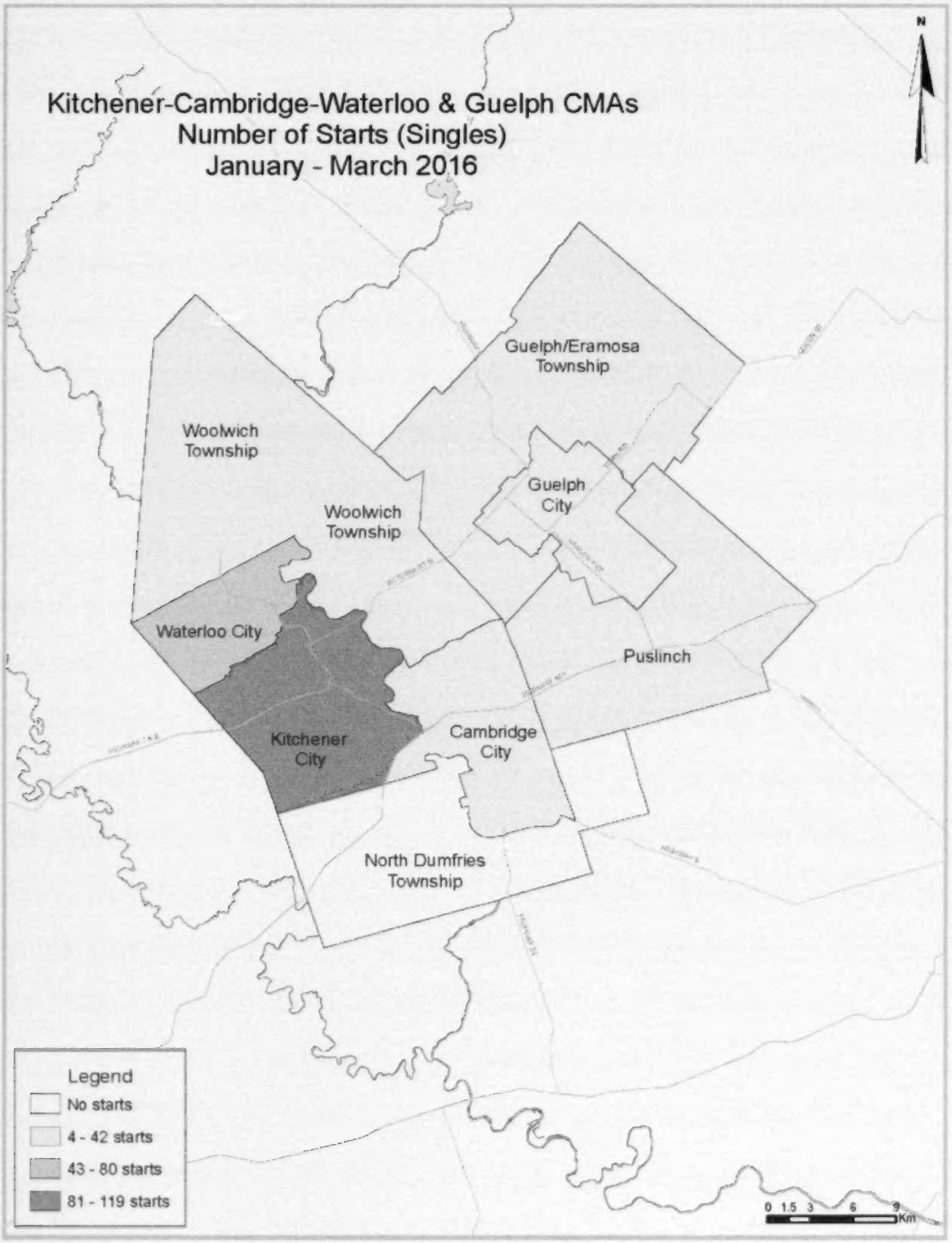

Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
First Quarter 2016
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
No starts
4 - 81 starts
82 - 159 starts
160 - 237 starts
0 1.5 3 6 9 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Singles)
First Quarter 2016
N
Guelph/Eramosa Township
Woolwich Township
Guelph City
Woolwich Township
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
No starts
4 - 42 starts
43 - 80 starts
81 - 119 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
First Quarter 2016
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
4 - 96 starts
97 - 188 starts
189 - 280 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
January - March 2016
N
Guelph/Eramosa Township
Woolwich Township
Guelph City
Woolwich Township
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
No starts
4 - 81 starts
82 - 159 starts
160 - 237 starts
0 1.5 3 6 9 Km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Number of Starts (Singles)
January - March 2016
N
Guelph/Eramosa Township
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Kitchener City
Cambridge City
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Legend
No starts
4 - 42 starts
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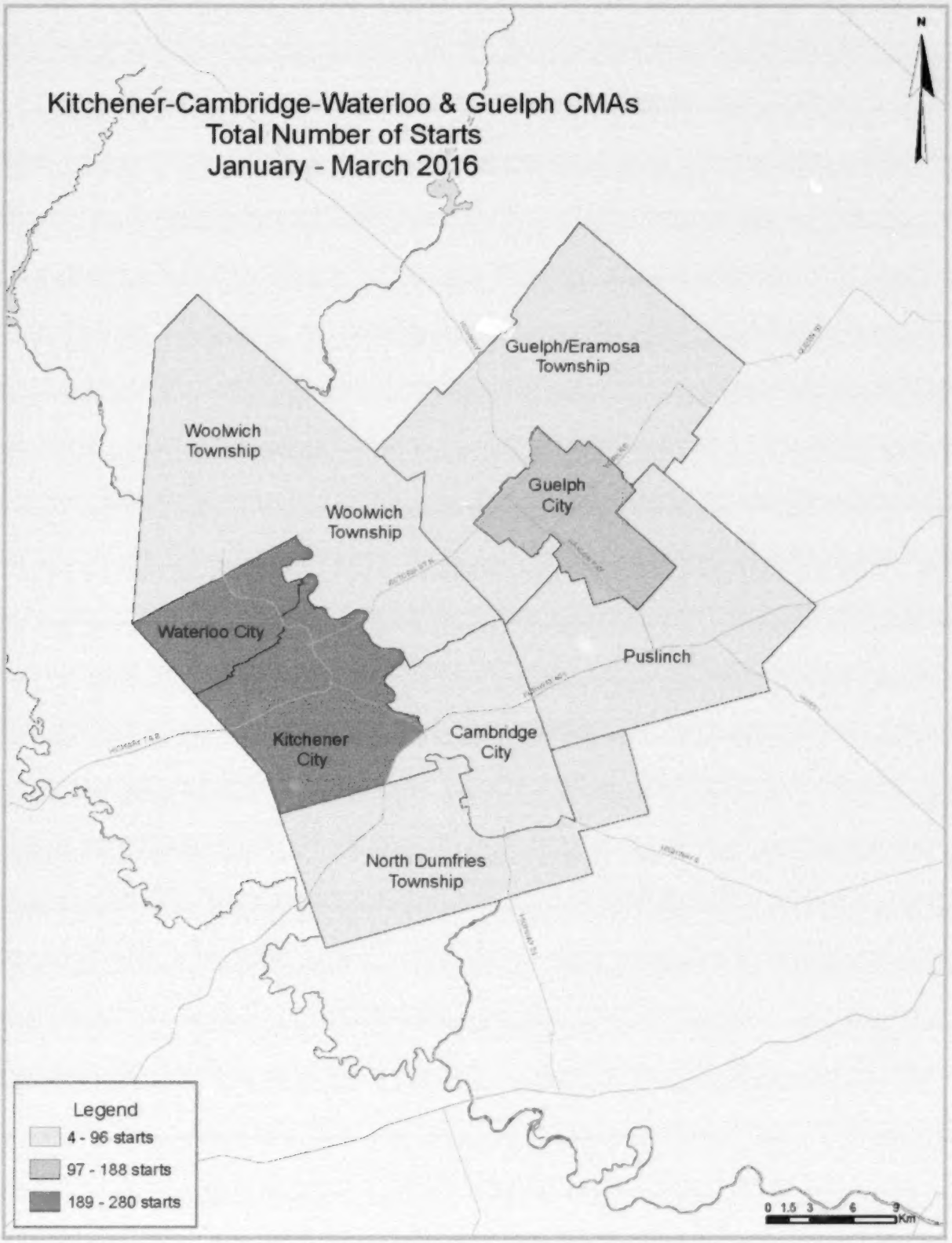
Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
January - March 2016
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
4 - 96 starts
97 - 188 starts
189 - 280 starts
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
Kitchener CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	869	995	1,015	925	989	1,071	1,095	1,112
Multiples	3,581	2,217	876	2,940	1,032	2,336	2,342	1,764
Total	4,450	3,212	1,891	3,865	2,021	3,407	3,437	2,876
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	1,247	1,001	173	181	4.6%	173	181	4.6%
Multiples	1,912	1,616	501	404	-19.4%	501	404	-19.4%
Total	3,159	2,617	674	585	-13.2%	674	585	-13.2%

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
Guelph CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	204	343	382	265	369	330	316	318
Multiples	860	798	384	264	876	1,084	666	740
Total	1,064	1,141	766	529	1,245	1,414	982	1,058
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	280	334	43	53	23.3%	43	53	23.3%
Multiples	972	508	39	127	225.6%	39	127	225.6%
Total	1,252	842	82	180	119.5%	82	180	119.5%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request.

Detailed data available upon request.

Table 1.1a: Housing Activity Summary of Kitchener-Cambridge-Waterloo CMA First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	181	6	42	0	23	209	0	124	585
Q1 2015	173	8	27	0	9	54	0	403	674
% Change	4.6	-25.0	55.6	n/a	155.6	**	n/a	-69.2	-13.2
Year-to-date 2016	181	6	42	0	23	209	0	124	585
Year-to-date 2015	173	8	27	0	9	54	0	403	674
% Change	4.6	-25.0	55.6	n/a	155.6	**	n/a	-69.2	-13.2
UNDER CONSTRUCTION									
Q1 2016	504	18	325	0	156	2,460	4	1,391	4,858
Q1 2015	350	28	140	2	81	2,336	4	1,877	4,818
% Change	44.0	-35.7	132.1	-100.0	92.6	5.3	0.0	-25.9	0.8
COMPLETIONS									
Q1 2016	171	12	87	0	16	64	0	15	365
Q1 2015	186	8	61	0	38	4	8	275	580
% Change	-8.1	50.0	42.6	n/a	-57.9	**	-100.0	-94.5	-37.1
Year-to-date 2016	171	12	87	0	16	64	0	15	365
Year-to-date 2015	186	8	61	0	38	4	8	275	580
% Change	-8.1	50.0	42.6	n/a	-57.9	**	-100.0	-94.5	-37.1
COMPLETED & NOT ABSORBED									
Q1 2016	89	10	24	0	12	24	n/a	n/a	159
Q1 2015	120	2	13	0	17	22	n/a	n/a	174
% Change	-25.8	**	84.6	n/a	-29.4	9.1	n/a	n/a	-8.6
ABSORBED									
Q1 2016	158	6	99	0	15	88	n/a	n/a	366
Q1 2015	199	8	63	0	51	11	n/a	n/a	332
% Change	-20.6	-25.0	57.1	n/a	-70.6	**	n/a	n/a	10.2
Year-to-date 2016	158	6	99	0	15	88	n/a	n/a	366
Year-to-date 2015	199	8	63	0	51	11	n/a	n/a	332
% Change	-20.6	-25.0	57.1	n/a	-70.6	**	n/a	n/a	10.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Guelph CMA
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	46	4	44	3	30	47	4	2	180
Q1 2015	43	4	23	0	12	0	0	0	82
% Change	7.0	0.0	91.3	n/a	150.0	n/a	n/a	n/a	119.5
Year-to-date 2016	46	4	44	3	30	47	4	2	180
Year-to-date 2015	43	4	23	0	12	0	0	0	82
% Change	7.0	0.0	91.3	n/a	150.0	n/a	n/a	n/a	119.5
UNDER CONSTRUCTION									
Q1 2016	113	12	208	6	182	414	1	380	1,316
Q1 2015	88	30	94	2	66	570	0	197	1,047
% Change	28.4	-60.0	121.3	200.0	175.8	-27.4	n/a	92.9	25.7
COMPLETIONS									
Q1 2016	60	6	30	1	9	6	0	1	113
Q1 2015	43	8	26	0	11	170	0	6	264
% Change	39.5	-25.0	15.4	n/a	-18.2	-96.5	n/a	-83.3	-57.2
Year-to-date 2016	60	6	30	1	9	6	0	1	113
Year-to-date 2015	43	8	26	0	11	170	0	6	264
% Change	39.5	-25.0	15.4	n/a	-18.2	-96.5	n/a	-83.3	-57.2
COMPLETED & NOT ABSORBED									
Q1 2016	11	2	3	1	4	3	n/a	n/a	24
Q1 2015	20	2	3	0	5	3	n/a	n/a	33
% Change	-45.0	0.0	0.0	n/a	-20.0	0.0	n/a	n/a	-27.3
ABSORBED									
Q1 2016	62	6	30	2	9	6	n/a	n/a	115
Q1 2015	43	8	25	0	12	169	n/a	n/a	257
% Change	44.2	-25.0	20.0	n/a	-25.0	-96.4	n/a	n/a	-55.3
Year-to-date 2016	62	6	30	2	9	6	n/a	n/a	115
Year-to-date 2015	43	8	25	0	12	169	n/a	n/a	257
% Change	44.2	-25.0	20.0	n/a	-25.0	-96.4	n/a	n/a	-55.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kitchener City									
Q1 2016	119	4	29	0	16	35	0	0	203
Q1 2015	114	0	20	0	5	46	0	176	361
Cambridge City									
Q1 2016	14	0	0	0	7	0	0	66	87
Q1 2015	13	2	3	0	0	8	0	0	26
North Dumfries Township									
Q1 2016	0	0	4	0	0	0	0	0	4
Q1 2015	1	0	0	0	4	0	0	0	5
Waterloo City									
Q1 2016	43	2	3	0	0	174	0	58	280
Q1 2015	39	0	4	0	0	0	0	227	270
Woolwich Township									
Q1 2016	5	0	6	0	0	0	0	0	11
Q1 2015	6	6	0	0	0	0	0	0	12
Kitchener-Cambridge-Waterloo CMA									
Q1 2016	181	6	42	0	23	209	0	124	585
Q1 2015	173	8	27	0	9	54	0	403	674
Guelph City									
Q1 2016	36	4	44	0	21	47	4	2	158
Q1 2015	34	4	23	0	5	0	0	0	66
Guelph/Eramosa Township									
Q1 2016	9	0	0	0	9	0	0	0	18
Q1 2015	6	0	0	0	7	0	0	0	13
Puslinch Township									
Q1 2016	1	0	0	3	0	0	0	0	4
Q1 2015	3	0	0	0	0	0	0	0	3
Guelph CMA									
Q1 2016	46	4	44	3	30	47	4	2	180
Q1 2015	43	4	23	0	12	0	0	0	82

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kitchener City									
Q1 2016	301	10	268	0	60	767	0	471	1,877
Q1 2015	211	14	117	2	29	771	0	779	1,923
Cambridge City									
Q1 2016	87	0	25	0	73	185	0	151	521
Q1 2015	35	2	7	0	48	195	0	142	429
North Dumfries Township									
Q1 2016	5	0	4	0	4	0	0	0	13
Q1 2015	12	0	0	0	4	0	0	0	16
Waterloo City									
Q1 2016	94	2	16	0	19	1,508	4	769	2,412
Q1 2015	76	0	8	0	0	1,370	4	956	2,414
Woolwich Township									
Q1 2016	17	6	12	0	0	0	0	0	35
Q1 2015	16	12	8	0	0	0	0	0	36
Kitchener-Cambridge-Waterloo CMA									
Q1 2016	504	18	325	0	156	2,460	4	1,391	4,858
Q1 2015	350	28	140	2	81	2,336	4	1,877	4,818
Guelph City									
Q1 2016	72	12	208	0	151	414	1	380	1,238
Q1 2015	64	30	94	0	50	570	0	197	1,005
Guelph/Eramosa Township									
Q1 2016	27	0	0	0	31	0	0	0	58
Q1 2015	15	0	0	0	16	0	0	0	31
Puslinch Township									
Q1 2016	14	0	0	6	0	0	0	0	20
Q1 2015	9	0	0	2	0	0	0	0	11
Guelph CMA									
Q1 2016	113	12	208	6	182	414	1	380	1,316
Q1 2015	88	30	94	2	66	570	0	197	1,047

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kitchener City									
Q1 2016	110	0	80	0	0	64	0	0	254
Q1 2015	110	2	50	0	14	4	0	221	401
Cambridge City									
Q1 2016	17	0	0	0	9	0	0	0	26
Q1 2015	20	0	0	0	24	0	0	26	70
North Dumfries Township									
Q1 2016	5	0	0	0	7	0	0	0	12
Q1 2015	5	0	0	0	0	0	0	0	5
Waterloo City									
Q1 2016	36	8	7	0	0	0	0	15	66
Q1 2015	43	2	3	0	0	0	8	0	56
Woolwich Township									
Q1 2016	3	4	0	0	0	0	0	0	7
Q1 2015	6	4	8	0	0	0	0	28	48
Kitchener-Cambridge-Waterloo CMA									
Q1 2016	171	12	87	0	16	64	0	15	365
Q1 2015	186	8	61	0	38	4	8	275	580
Guelph City									
Q1 2016	42	6	30	0	9	6	0	1	94
Q1 2015	30	8	26	0	11	170	0	6	251
Guelph/Eramosa Township									
Q1 2016	11	0	0	0	0	0	0	0	11
Q1 2015	3	0	0	0	0	0	0	0	3
Puslinch Township									
Q1 2016	7	0	0	1	0	0	0	0	8
Q1 2015	10	0	0	0	0	0	0	0	10
Guelph CMA									
Q1 2016	60	6	30	1	9	6	0	1	113
Q1 2015	43	8	26	0	11	170	0	6	264

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Kitchener City									
Q1 2016	54	2	20	0	4	13	n/a	n/a	93
Q1 2015	72	2	8	0	6	18	n/a	n/a	106
Cambridge City									
Q1 2016	11	2	2	0	4	11	n/a	n/a	30
Q1 2015	8	0	0	0	3	4	n/a	n/a	15
North Dumfries Township									
Q1 2016	1	0	0	0	0	0	n/a	n/a	1
Q1 2015	1	0	0	0	0	0	n/a	n/a	1
Waterloo City									
Q1 2016	19	6	1	0	4	0	n/a	n/a	30
Q1 2015	36	0	4	0	8	0	n/a	n/a	48
Woolwich Township									
Q1 2016	4	0	1	0	0	0	n/a	n/a	5
Q1 2015	3	0	1	0	0	0	n/a	n/a	4
Kitchener-Cambridge-Waterloo CMA									
Q1 2016	89	10	24	0	12	24	n/a	n/a	159
Q1 2015	120	2	13	0	17	22	n/a	n/a	174
Guelph City									
Q1 2016	6	2	3	0	3	3	n/a	n/a	17
Q1 2015	14	2	3	0	5	3	n/a	n/a	27
Guelph/Eramosa Township									
Q1 2016	4	0	0	0	1	0	n/a	n/a	5
Q1 2015	5	0	0	0	0	0	n/a	n/a	5
Puslinch Township									
Q1 2016	1	0	0	1	0	0	n/a	n/a	2
Q1 2015	1	0	0	0	0	0	n/a	n/a	1
Guelph CMA									
Q1 2016	11	2	3	1	4	3	n/a	n/a	24
Q1 2015	20	2	3	0	5	3	n/a	n/a	33

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Kitchener City									
Q1 2016	105	0	85	0	0	88	n/a	n/a	278
Q1 2015	120	2	53	0	24	6	n/a	n/a	205
Cambridge City									
Q1 2016	12	0	0	0	8	0	n/a	n/a	20
Q1 2015	21	0	0	0	25	5	n/a	n/a	51
North Dumfries Township									
Q1 2016	5	0	0	0	7	0	n/a	n/a	12
Q1 2015	8	0	0	0	0	0	n/a	n/a	8
Waterloo City									
Q1 2016	33	2	13	0	0	0	n/a	n/a	48
Q1 2015	42	2	3	0	2	0	n/a	n/a	49
Woolwich Township									
Q1 2016	3	4	1	0	0	0	n/a	n/a	8
Q1 2015	8	4	7	0	0	0	n/a	n/a	19
Kitchener-Cambridge-Waterloo CMA									
Q1 2016	158	6	99	0	15	88	n/a	n/a	366
Q1 2015	199	8	63	0	51	11	n/a	n/a	332
Guelph City									
Q1 2016	45	6	30	0	9	6	n/a	n/a	96
Q1 2015	30	8	25	0	12	169	n/a	n/a	244
Guelph/Eramosa Township									
Q1 2016	11	0	0	0	0	0	n/a	n/a	11
Q1 2015	3	0	0	0	0	0	n/a	n/a	3
Puslinch Township									
Q1 2016	6	0	0	2	0	0	n/a	n/a	8
Q1 2015	10	0	0	0	0	0	n/a	n/a	10
Guelph CMA									
Q1 2016	62	6	30	2	9	6	n/a	n/a	115
Q1 2015	43	8	25	0	12	169	n/a	n/a	257

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts
Kitchener-Cambridge-Waterloo CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	995	36	483	0	142	600	11	945	3,212
% Change	14.9	-10.0	39.2	-100.0	7.6	-69.4	-54.2	-12.4	-27.8
2014	866	40	347	2	132	1,960	24	1,079	4,450
% Change	25.7	42.9	99.4	100.0	-15.9	**	50.0	66.5	141.8
2013	689	28	174	1	157	127	16	648	1,840
% Change	-20.9	-30.0	-34.3	n/a	-1.9	-82.3	33.3	-22.5	-36.6
2012	871	40	265	0	160	716	12	836	2,900
% Change	-26.2	5.3	86.6	-100.0	11.1	55.3	n/a	-15.0	-1.8
2011	1,180	38	142	6	144	461	0	983	2,954
% Change	-5.8	-59.6	-48.7	200.0	-30.1	45.0	-100.0	51.7	4.9
2010	1,253	94	277	2	206	318	15	648	2,815
% Change	7.9	51.6	-8.0	n/a	-23.4	38.3	114.3	141.8	22.5
2009	1,161	62	301	0	269	230	7	268	2,298
% Change	-19.7	-24.4	-15.0	-100.0	27.5	**	75.0	-45.2	-12.8
2008	1,445	82	354	1	211	48	4	489	2,634
% Change	24.7	-65.0	-30.5	n/a	**	-57.1	-87.9	-22.7	-3.9
2007	1,159	234	509	0	60	112	33	633	2,740
% Change	-24.8	11.4	12.1	n/a	-36.8	**	n/a	138.0	5.4
2006	1,542	210	454	0	95	32	0	266	2,599

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts Guelph CMA 2006 - 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	338	24	214	5	146	222	0	192	1,141
% Change	68.2	-55.6	72.6	66.7	**	-49.1	n/a	-8.1	7.2
2014	201	54	124	3	37	436	0	209	1,064
% Change	8.1	-34.1	**	-57.1	-78.2	7.1	-100.0	**	19.6
2013	186	82	9	7	170	407	5	24	890
% Change	-30.1	86.4	-87.7	-22.2	24.1	107.7	n/a	**	21.8
2012	266	44	73	9	137	196	0	6	731
% Change	4.7	-12.0	49.0	80.0	-2.8	13.3	-100.0	-92.9	-4.3
2011	254	50	49	5	141	173	8	84	764
% Change	-36.7	47.1	-59.8	0.0	-47.6	-8.0	n/a	**	-25.2
2010	401	34	122	5	269	188	0	2	1,021
% Change	34.6	-54.1	22.0	**	**	168.6	n/a	n/a	80.1
2009	298	74	100	1	24	70	0	0	567
% Change	-29.2	68.2	-21.3	-75.0	-27.3	-79.5	n/a	-100.0	-47.8
2008	421	44	127	4	33	341	0	117	1,087
% Change	-26.8	-24.1	-48.8	n/a	26.9	**	n/a	n/a	15.5
2007	575	58	248	0	26	34	0	0	941
% Change	18.6	-27.5	28.5	n/a	116.7	-32.0	n/a	-100.0	8.9
2006	485	80	193	0	12	50	0	44	864

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Kitchener-Cambridge-Waterloo	181	173	6	8	51	31	347	462	585	674	-13.2
Kitchener City	119	114	4	0	31	20	49	227	203	361	-43.8
Cambridge City	14	13	0	2	7	3	66	8	87	26	**
North Dumfries Township	0	1	0	0	4	4	0	0	4	5	-20.0
Waterloo City	43	39	2	0	3	4	232	227	280	270	3.7
Woolwich Township	5	6	0	6	6	0	0	0	11	12	-8.3
Guelph CMA	53	43	4	4	74	35	49	0	180	82	119.5
Guelph City	40	34	4	4	65	28	49	0	158	66	139.4
Guelph/Eramosa Township	9	6	0	0	9	7	0	0	18	13	38.5
Puslinch Township	4	3	0	0	0	0	0	0	4	3	33.3

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Kitchener-Cambridge-Waterloo	181	173	6	8	51	31	347	462	585	674	-13.2
Kitchener City	119	114	4	0	31	20	49	227	203	361	-43.8
Cambridge City	14	13	0	2	7	3	66	8	87	26	**
North Dumfries Township	0	1	0	0	4	4	0	0	4	5	-20.0
Waterloo City	43	39	2	0	3	4	232	227	280	270	3.7
Woolwich Township	5	6	0	6	6	0	0	0	11	12	-8.3
Guelph CMA	53	43	4	4	74	35	49	0	180	82	119.5
Guelph City	40	34	4	4	65	28	49	0	158	66	139.4
Guelph/Eramosa Township	9	6	0	0	9	7	0	0	18	13	38.5
Puslinch Township	4	3	0	0	0	0	0	0	4	3	33.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Kitchener-Cambridge-Waterloo	51	31	0	0	223	59	124	403
Kitchener City	31	20	0	0	49	51	0	176
Cambridge City	7	3	0	0	0	8	66	0
North Dumfries Township	4	4	0	0	0	0	0	0
Waterloo City	3	4	0	0	174	0	58	227
Woolwich Township	6	0	0	0	0	0	0	0
Guelph CMA	74	35	0	0	47	0	2	0
Guelph City	65	28	0	0	47	0	2	0
Guelph/Eramosa Township	9	7	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Kitchener-Cambridge-Waterloo	51	31	0	0	223	59	124	403
Kitchener City	31	20	0	0	49	51	0	176
Cambridge City	7	3	0	0	0	8	66	0
North Dumfries Township	4	4	0	0	0	0	0	0
Waterloo City	3	4	0	0	174	0	58	227
Woolwich Township	6	0	0	0	0	0	0	0
Guelph CMA	74	35	0	0	47	0	2	0
Guelph City	65	28	0	0	47	0	2	0
Guelph/Eramosa Township	9	7	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Kitchener-Cambridge-Waterloo	229	208	232	63	124	403	585	674
Kitchener City	152	134	51	51	0	176	203	361
Cambridge City	14	18	7	8	66	0	87	26
North Dumfries Township	4	1	0	4	0	0	4	5
Waterloo City	48	43	174	0	58	227	280	270
Woolwich Township	11	12	0	0	0	0	11	12
Guelph CMA	94	70	80	12	6	0	180	82
Guelph City	84	61	68	5	6	0	158	66
Guelph/Eramosa Township	9	6	9	7	0	0	18	13
Puslinch Township	1	3	3	0	0	0	4	3

Table 2.5: Starts by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Kitchener-Cambridge-Waterloo	229	208	232	63	124	403	585	674
Kitchener City	152	134	51	51	0	176	203	361
Cambridge City	14	18	7	8	66	0	87	26
North Dumfries Township	4	1	0	4	0	0	4	5
Waterloo City	48	43	174	0	58	227	280	270
Woolwich Township	11	12	0	0	0	0	11	12
Guelph CMA	94	70	80	12	6	0	180	82
Guelph City	84	61	68	5	6	0	158	66
Guelph/Eramosa Township	9	6	9	7	0	0	18	13
Puslinch Township	1	3	3	0	0	0	4	3

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Kitchener-Cambridge-Waterloo	171	186	12	8	87	107	95	279	365	580	-37.1
Kitchener City	110	110	0	2	64	64	80	225	254	401	-36.7
Cambridge City	17	20	0	0	9	24	0	26	26	70	-62.9
North Dumfries Township	5	5	0	0	7	0	0	0	12	5	140.0
Waterloo City	36	43	8	2	7	11	15	0	66	56	17.9
Woolwich Township	3	8	4	4	0	8	0	28	7	48	-85.4
Guelph CMA	61	43	6	8	39	37	7	176	113	264	-57.2
Guelph City	42	30	6	8	39	37	7	176	94	251	-62.5
Guelph/Eramosa Township	11	3	0	0	0	0	0	0	11	3	**
Puslinch Township	8	10	0	0	0	0	0	0	8	10	-20.0

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Kitchener-Cambridge-Waterloo	171	186	12	8	87	107	95	279	365	580	-37.1
Kitchener City	110	110	0	2	64	64	80	225	254	401	-36.7
Cambridge City	17	20	0	0	9	24	0	26	26	70	-62.9
North Dumfries Township	5	5	0	0	7	0	0	0	12	5	140.0
Waterloo City	36	43	8	2	7	11	15	0	66	56	17.9
Woolwich Township	3	8	4	4	0	8	0	28	7	48	-85.4
Guelph CMA	61	43	6	8	39	37	7	176	113	264	-57.2
Guelph City	42	30	6	8	39	37	7	176	94	251	-62.5
Guelph/Eramosa Township	11	3	0	0	0	0	0	0	11	3	**
Puslinch Township	8	10	0	0	0	0	0	0	8	10	-20.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Kitchener-Cambridge-Waterloo	87	99	0	8	80	4	15	275
Kitchener City	64	64	0	0	80	4	0	221
Cambridge City	9	24	0	0	0	0	0	26
North Dumfries Township	7	0	0	0	0	0	0	0
Waterloo City	7	3	0	8	0	0	15	0
Woolwich Township	0	8	0	0	0	0	0	28
Guelph CMA	39	37	0	0	6	170	1	6
Guelph City	39	37	0	0	6	170	1	6
Guelph/Eramosa Township	0	0	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Kitchener-Cambridge-Waterloo	87	99	0	8	80	4	15	275
Kitchener City	64	64	0	0	80	4	0	221
Cambridge City	9	24	0	0	0	0	0	26
North Dumfries Township	7	0	0	0	0	0	0	0
Waterloo City	7	3	0	8	0	0	15	0
Woolwich Township	0	8	0	0	0	0	0	28
Guelph CMA	39	37	0	0	6	170	1	6
Guelph City	39	37	0	0	6	170	1	6
Guelph/Eramosa Township	0	0	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Kitchener-Cambridge-Waterloo	270	255	80	42	15	283	365	580
Kitchener City	190	162	64	18	0	221	254	401
Cambridge City	17	20	9	24	0	26	26	70
North Dumfries Township	5	5	7	0	0	0	12	5
Waterloo City	51	48	0	0	15	8	66	56
Woolwich Township	7	20	0	0	0	28	7	48
Guelph CMA	96	77	16	181	1	6	113	264
Guelph City	78	64	15	181	1	6	94	251
Guelph/Eramosa Township	11	3	0	0	0	0	11	3
Puslinch Township	7	10	1	0	0	0	8	10

Table 3.5: Completions by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Kitchener-Cambridge-Waterloo	270	255	80	42	15	283	365	580
Kitchener City	190	162	64	18	0	221	254	401
Cambridge City	17	20	9	24	0	26	26	70
North Dumfries Township	5	5	7	0	0	0	12	5
Waterloo City	51	48	0	0	15	8	66	56
Woolwich Township	7	20	0	0	0	28	7	48
Guelph CMA	96	77	16	181	1	6	113	264
Guelph City	78	64	15	181	1	6	94	251
Guelph/Eramosa Township	11	3	0	0	0	0	11	3
Puslinch Township	7	10	1	0	0	0	8	10

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Kitchener City													
Q1 2016	9	8.6	21	20.0	21	20.0	16	15.2	38	36.2	105	450,000	474,373
Q1 2015	25	20.8	39	32.5	24	20.0	12	10.0	20	16.7	120	395,000	433,554
Year-to-date 2016	9	8.6	21	20.0	21	20.0	16	15.2	38	36.2	105	450,000	474,373
Year-to-date 2015	25	20.8	39	32.5	24	20.0	12	10.0	20	16.7	120	395,000	433,554
Cambridge City													
Q1 2016	0	0.0	3	30.0	2	20.0	3	30.0	2	20.0	10	-	-
Q1 2015	5	25.0	3	15.0	2	10.0	3	15.0	7	35.0	20	-	435,674
Year-to-date 2016	0	0.0	3	30.0	2	20.0	3	30.0	2	20.0	10	-	-
Year-to-date 2015	5	25.0	3	15.0	2	10.0	3	15.0	7	35.0	20	-	435,674
North Dumfries Township													
Q1 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Q1 2015	1	12.5	2	25.0	2	25.0	2	25.0	1	12.5	8	-	-
Year-to-date 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2015	1	12.5	2	25.0	2	25.0	2	25.0	1	12.5	8	-	-
Waterloo City													
Q1 2016	0	0.0	0	0.0	8	24.2	5	15.2	20	60.6	33	-	641,354
Q1 2015	2	4.8	5	11.9	11	26.2	8	19.0	16	38.1	42	447,500	565,097
Year-to-date 2016	0	0.0	0	0.0	8	24.2	5	15.2	20	60.6	33	-	641,354
Year-to-date 2015	2	4.8	5	11.9	11	26.2	8	19.0	16	38.1	42	447,500	565,097
Woolwich Township													
Q1 2016	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	-	-
Q1 2015	1	16.7	3	50.0	1	16.7	0	0.0	1	16.7	6	-	-
Year-to-date 2016	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	-	-
Year-to-date 2015	1	16.7	3	50.0	1	16.7	0	0.0	1	16.7	6	-	-
Kitchener-Cambridge-Waterloo CMA													
Q1 2016	9	5.8	29	18.8	31	20.1	24	15.6	61	39.6	154	450,000	509,247
Q1 2015	34	17.3	52	26.5	40	20.4	25	12.8	45	23.0	196	415,000	462,178
Year-to-date 2016	9	5.8	29	18.8	31	20.1	24	15.6	61	39.6	154	450,000	509,247
Year-to-date 2015	34	17.3	52	26.5	40	20.4	25	12.8	45	23.0	196	415,000	462,178

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range First Quarter 2016													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Guelph City													
Q1 2016	0	0.0	0	0.0	2	4.5	18	40.9	24	54.5	44	-	542,458
Q1 2015	1	3.3	3	10.0	7	23.3	6	20.0	13	43.3	30	462,500	530,130
Year-to-date 2016	0	0.0	0	0.0	2	4.5	18	40.9	24	54.5	44	-	542,458
Year-to-date 2015	1	3.3	3	10.0	7	23.3	6	20.0	13	43.3	30	462,500	530,130
Guelph/Eramosa Township													
Q1 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	602,276
Q1 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	602,276
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Puslinch Township													
Q1 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Q1 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Guelph CMA													
Q1 2016	0	0.0	0	0.0	2	3.6	18	32.7	35	63.6	55	525,000	593,481
Q1 2015	1	2.9	3	8.6	7	20.0	6	17.1	18	51.4	35	495,000	576,993
Year-to-date 2016	0	0.0	0	0.0	2	3.6	18	32.7	35	63.6	55	525,000	593,481
Year-to-date 2015	1	2.9	3	8.6	7	20.0	6	17.1	18	51.4	35	495,000	576,993

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2016						
Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
Kitchener-Cambridge-Waterloo	509,247	462,178	10.2	509,247	462,178	10.2
Kitchener City	474,373	433,554	9.4	474,373	433,554	9.4
Cambridge City	-	435,674	n/a	-	435,674	n/a
North Dumfries Township	-	-	n/a	-	-	n/a
Waterloo City	641,354	565,097	13.5	641,354	565,097	13.5
Woolwich Township	-	-	n/a	-	-	n/a
Guelph CMA	593,481	576,993	2.9	593,481	576,993	2.9
Guelph City	542,458	530,130	2.3	542,458	530,130	2.3
Guelph/Eramosa Township	602,276	-	n/a	602,276	-	n/a
Puslinch Township	-	-	n/a	-	-	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Kitchener
First Quarter 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	240	-4.4	442	756	832	53.1	323,393	1.3	330,457
	February	352	0.0	469	687	871	53.8	327,359	-2.5	327,710
	March	503	14.6	505	928	903	55.9	350,595	9.0	353,629
	April	610	12.8	513	1,042	881	58.2	356,513	4.8	344,705
	May	631	7.9	563	1,032	886	63.5	351,512	2.6	340,220
	June	654	11.8	526	963	866	60.7	350,705	0.3	338,570
	July	588	3.3	525	856	852	61.6	339,370	1.1	341,912
	August	476	-1.2	534	749	888	60.1	346,809	7.4	350,881
	September	425	-4.5	493	807	767	64.3	339,744	1.5	348,695
	October	466	-2.7	522	645	723	72.2	360,461	9.4	363,423
	November	422	13.7	503	544	754	66.7	356,397	10.3	361,318
	December	293	12.7	514	302	796	64.6	357,737	9.4	363,510
2016	January	309	28.8	564	723	741	76.1	353,614	9.3	360,792
	February	457	29.8	514	714	774	66.4	363,240	11.0	366,772
	March	582	15.7	510	875	785	65.0	369,749	5.5	369,179
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	1,095	5.1		2,371			337,164	3.5	
	Q1 2016	1,348	23.1		2,312			363,844	7.9	
	YTD 2015	1,095	5.1		2,371			337,163	3.5	
	YTD 2016	1,348	23.1		2,312			363,844	7.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Guelph First Quarter 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	148	-4.5	210	335	362	58.0	356,446	4.4	365,148
	February	240	25.0	267	318	343	77.8	372,623	6.3	373,659
	March	249	2.5	220	453	366	60.1	374,179	9.5	374,442
	April	310	9.5	251	468	374	67.1	383,618	2.2	374,399
	May	349	1.5	276	514	374	73.8	376,688	1.8	370,100
	June	329	0.3	250	518	418	59.8	379,266	6.7	376,285
	July	311	15.2	270	368	355	76.1	384,877	6.2	381,723
	August	252	2.9	264	299	341	77.4	378,656	5.5	382,792
	September	224	-11.1	243	377	355	68.5	394,125	8.2	388,734
	October	233	7.4	253	278	319	79.3	380,850	10.8	384,476
	November	196	-3.9	235	212	319	73.7	379,803	5.7	385,634
	December	135	-11.8	238	120	335	71.0	364,983	-0.1	370,802
2016	January	171	15.5	268	287	331	81.0	380,343	6.7	389,333
	February	236	-1.7	246	338	344	71.5	396,991	6.5	395,515
	March	299	20.1	254	400	341	74.5	399,689	6.8	396,137
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	637	8.0		1,106			369,473	7.3	
	Q1 2016	706	10.8		1,025			394,101	6.7	
	YTD 2015	637	8.0		1,106			369,474	7.3	
	YTD 2016	706	10.8		1,025			394,102	6.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Cambridge
First Quarter 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	156	1.3	273	373	455	60.0	312,544	-6.6	320,874
	February	207	1.5	254	366	464	54.7	328,419	6.2	333,496
	March	254	0.0	250	501	481	52.0	324,511	3.4	334,996
	April	321	18.0	293	514	488	60.0	347,239	10.6	343,749
	May	352	21.8	306	543	482	63.5	335,623	-3.6	322,137
	June	331	14.1	287	516	471	60.9	340,239	3.9	338,879
	July	296	7.6	286	457	497	57.5	325,509	4.6	335,359
	August	270	18.9	329	395	445	73.9	350,448	9.3	349,135
	September	239	8.1	267	384	374	71.4	358,141	9.6	356,196
	October	234	1.3	261	364	394	66.2	348,964	2.6	344,967
	November	235	23.7	267	273	378	70.6	333,425	3.2	336,710
	December	146	3.5	249	168	400	62.3	346,132	9.8	356,200
2016	January	143	-8.3	230	342	382	60.2	357,989	14.5	359,732
	February	214	3.4	233	386	398	58.5	352,118	7.2	355,191
	March	284	11.8	243	397	350	69.4	352,238	8.5	355,334
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	617	0.8		1,240			322,797	1.7	
	Q1 2016	641	3.9		1,125			353,481	9.5	
	YTD 2015	617	0.8		1,240			322,797	1.7	
	YTD 2016	641	3.9		1,125			353,480	9.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
First Quarter 2016

		Interest Rates			NHPI, Total, Kitchener-Cambridge-Waterloo CMA 2007=100	CPI, 2002 =100 (Ontario)	Kitchener Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.6	125.3	288.9	5.6	73.0	901
	February	567	2.89	4.74	114.0	126.2	287.6	5.4	72.4	911
	March	567	2.89	4.74	114.0	127.1	285.8	5.5	72.0	917
	April	561	2.89	4.64	114.0	126.9	280.6	5.9	70.9	918
	May	561	2.89	4.64	114.0	127.7	277.9	5.8	70.1	907
	June	561	2.89	4.64	114.3	128.2	274.9	5.5	69.1	890
	July	561	2.89	4.64	114.0	128.4	275.0	5.2	68.8	885
	August	561	2.89	4.64	114.1	128.0	275.4	5.9	69.4	883
	September	561	2.89	4.64	114.3	127.8	278.2	5.9	70.0	892
	October	561	2.89	4.64	114.3	127.9	280.0	6.1	70.6	901
	November	561	3.14	4.64	114.3	127.9	280.6	6.0	70.6	915
	December	561	3.14	4.64	114.6	127.5	279.4	6.4	70.5	931
2016	January	561	3.14	4.64	114.6	127.8	280.1	6.5	70.7	950
	February	561	3.14	4.64	114.8	128.2	283.0	6.2	71.1	960
	March	561	3.14	4.64		129.0	285.5	6.0	71.6	954
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
First Quarter 2016

		Interest Rates			NHPI, Total, Ontario 2007=100	CPI, 2002 =100 (Ontario)	Guelph Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	119.7	125.3	86.3	5.0	70.9	888
	February	567	2.89	4.74	120.1	126.2	88.1	4.9	72.3	912
	March	567	2.89	4.74	120.3	127.1	89.7	4.7	73.4	943
	April	561	2.89	4.64	120.6	126.9	90.2	4.1	73.3	991
	May	561	2.89	4.64	121.0	127.7	90.2	3.7	73.0	998
	June	561	2.89	4.64	121.5	128.2	90.0	3.5	72.6	1,002
	July	561	2.89	4.64	121.9	128.4	89.5	3.6	72.2	994
	August	561	2.89	4.64	122.5	128.0	89.3	3.8	72.0	993
	September	561	2.89	4.64	122.7	127.8	89.6	3.7	72.1	982
	October	561	2.89	4.64	123.1	127.9	91.2	4.0	73.6	965
	November	561	3.14	4.64	123.4	127.9	92.2	4.1	74.4	953
	December	561	3.14	4.64	123.5	127.5	93.2	4.2	75.3	954
2016	January	561	3.14	4.64	123.7	127.8	95.1	4.0	76.4	969
	February	561	3.14	4.64	124.2	128.2	96.5	3.9	77.5	990
	March	561	3.14	4.64		129.0	96.9	4.4	78.2	1,009
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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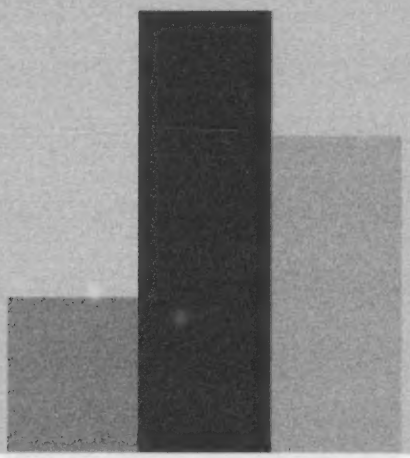

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